

Subject: 08/15/2017 02:30 PM - 2ND REVISION - Planning and Land Use Management Committee Meeting
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TITLE: 2ND REVISION - Planning and Land Use Management Committee Meeting
DATE: 08/15/2017
TIME: 02:30 PM

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***REVISED - PLANNING AND LAND USE MANAGEMENT COMMITTEE**

Tuesday, August 15, 2017

EDWARD R. ROYBAL BOARD OF PUBLIC WORKS SESSION ROOM, ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER BOB BLUMENFIELD
COUNCILMEMBER CURREN D. PRICE, JR.

*** Revised to return Items 8 and 9 to the agenda (Council file Nos. 17-0401 and 17-0401-S2)**

(Zina Cheng - Legislative Assistant - (213) 978-1074)

(Written comments on agenda items may be submitted to clerk.plumcommittee@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[17-0727](#)

CD 1 Motion (Cedillo - Englander) relative to instructing the Department of City Planning, in consultation with Council District One, to initiate consideration of a General Plan Amendment to change the Commercial Manufacturing and Low Medium II Residential land use designations to General Commercial, an amendment to Footnote No. Four of the South Los Angeles Community Plan's land use map to allow Height District No. Two, and Zone and Height District Changes from [Q]C2-1 and RD1.5-1 to C2-2, including the preparation and adoption of any required

Resolution and Ordinance, with respect to various parcels located at 2268 West Pico Boulevard on the south side of Pico Boulevard, between Arapahoe Street and Magnolia Avenue, and Arapahoe Street south of Pico Boulevard.

Community Impact Statement: None submitted.

ITEM NO. (3)

[09-0969](#)

CONTINUED FROM 8/8/17

Reports from the Department of City Planning and City Administrative Officer relative to a comprehensive fee study and recommendations for cost recovery for project planning services.

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[17-0325](#)

CD 5

CONTINUED FROM 8/1/17

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/30/17

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class Eight, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines and report from the Cultural Heritage Commission relative to the inclusion of Orange Julius, also known as L.A. Burger, located at 6001 West Pico Boulevard in the list of Historic-Cultural Monuments.

Applicant: City of Los Angeles

Owner(s): 6001 Pico Stearns LLC, c/o Matt Nelson

Case No. CHC-2017-1353-HCM

CEQA No. ENV-2017-1354-CE

Fiscal Impact Statement: No

Community Impact Statement: Yes, by the PICO Neighborhood Council.

ITEM NO. (5)

[17-0699](#)

CD 10

TIME LIMIT: 9/13/17; LAST DAY FOR COUNCIL ACTION: 9/8/17

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class Eight, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines and report from the Cultural Heritage Commission relative to the inclusion of Chateau Chaumont located at 855 South Serrano Avenue in the list of Historic-Cultural Monuments.

Applicant/Owner: Chateau Chaumont Homeowners Association c/o Tim Hunter

Case No. CHC-2017-1351-HCM

CEQA No. ENV-2017-1352-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (6)

[17-0700](#)

CD 14

TIME LIMIT: 9/13/17; LAST DAY FOR COUNCIL ACTION: 9/8/17

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class Eight, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines and report from the Cultural Heritage Commission relative to the inclusion of Commercial Exchange Building located at 416-436 West 8th Street and 800 South Olive Street in the list of Historic-Cultural Monuments.

Applicant/Owner: YSHRE LA LLC c/o Jeremy Selman

Case No. CHC-2017-1565-HCM

CEQA No. ENV-2017- 1566-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[16-0503](#)

CD 14 CONTINUED FROM 8/8/17
Mitigated Negative Declaration (MND), Mitigation Measures, Mitigation Monitoring Program (MMP) and related California Environmental Quality Act (CEQA) findings, and an appeal filed by Pedro A. Rosado and Marlene Rosado, El Mercado de Los Angeles (Representative: Harvey Englander, Englander, Knabe and Allen) pursuant to California Public Resources Code Section 21151(c), from the determination of the Director of Planning in adopting the MND (ENV-2014-2392-MND) and the corresponding MMP as the environmental clearance for DIR-2015-1998-DB, for the construction of an approximately 90,000 square foot, four to five story, mixed use residential development containing 49 apartment units and approximately 10,000 square foot of ground floor commercial space, with the maximum building height approximately 70 feet to the top of the building parapet, with commercial, residential and guest parking located in a single level subterranean parking lot, for the property located at 3401-3415 East First Street and 116-126 South Lorena Street.

Applicant: Dora Leong Gallo, A Community of Friends

Representative: Noah Adler, Craig Lawson and Co., LLC

Case No. DIR-2015-1998-DB

CEQA No. ENV-2014-2392-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (8) **RELATED TO ITEM NO. 9 (17-0401-S2)**

[17-0401](#)

CD 15 **TIME LIMIT: 9/30/17; LAST DAY FOR COUNCIL ACTION: 9/29/17**
Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Harbor Area Planning Commission (HAPC) and an appeal filed by Ali Awad (Representative: Emilio Gutierrez, S. Hoover and 173rd Street, LLC) from the determination of the HAPC in disapproving Vesting Tentative Tract No. VTT-73816-1A, overturning the determination of the Deputy Advisory Agency in approving the Vesting Tentative Tract No. VTT-73816, for the merger of two lots and re-subdivision into 15 lots, with each lot to be improved with a single-family home accessed through a private street, for the

property located at 17236 South Hoover Street.

Applicant: Ali Awad, S. Hoover and 173rd Street, LLC

Representative: Emilio Gutierrez, S. Hoover and 173rd Street, LLC

Case No. VTT-73816-2A

CEQA No. ENV-2015-3749-MND

Fiscal Impact Statement: Yes

Community Impact Statement: Yes, by the Harbor Gateway Neighborhood Council.

ITEM NO. (9) **RELATED TO ITEM NO. 8 (17-0401)**

[17-0401-S2](#)

CD 15 **TIME LIMIT: 9/30/17; LAST DAY FOR COUNCIL ACTION: 9/29/17**

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Harbor Area Planning Commission (HAPC) and an appeal filed by Ali Awad (Representative: Emilio Gutierrez) from the determination of the HAPC in disapproving a Zone Change from [Q]PF-1 and R1-1 to (T)(Q)R1-1, for a subdivision of approximately 122,295 square feet of existing vacant land comprised of two lots into 15 lots, ranging in lot area from 5,200 square feet to 7,445 square feet (average lot size is approximately 5,540 square feet) and 14 guest surface parking spaces, with each lot being improved with a two-story, single-family dwelling with an average floor area of approximately 2,410 square feet and a maximum height of 24-feet, with the Project Site being a lot in the [Q]PF-1 Zone and a lot in the R1-1 Zone and designated for Public Facilities, Public Facilities-Freeway and Low Residential land uses, respectively, with vehicle access being provided via a private street connecting to Hoover Street, for the property located at 17236 South Hoover Street.

Applicant: Ali Awad, S. Hoover Street and West 173rd Street, LLC

Representative: Emilio Gutierrez, S. Hoover Street and West 173rd Street, LLC

Case No. APCH-2015-3175-ZC

CEQA No. ENV-2015-3749-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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— Attachments: —

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